

## Sims, Donald

---

**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Friday, May 20, 2016 1:50 PM  
**To:** Sims, Donald  
**Subject:** Re: Check In

Don  
Thanks

Yes I will have Portage done for submittal before Monday Morning. Fox by Wednesday.

Does that work for you?

I can forward some of the materials of portage for your review right now. The Submit all materials together as one PDF so you can have Monday morning.

Sound good?

And thanks Don for checking in.

Black eagle I will get an update Monday for you.

Sent from my iPhone

On May 20, 2016, at 12:45 PM, Sims, Donald <[dsims@cascadecountymt.gov](mailto:dsims@cascadecountymt.gov)> wrote:

Amy,

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## Don Sims

Cascade County Planner  
121 4<sup>th</sup> St N, S 2 H/I  
Great Falls, MT 59401  
Phone: 406-454-6905  
Fax: 406-454-6919

## Sims, Donald

---

**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Friday, May 20, 2016 1:59 PM  
**To:** Sims, Donald  
**Subject:** Re: Check In

Great! Thanks.

Sent from my iPhone

On May 20, 2016, at 12:55 PM, Sims, Donald <[dsims@cascadecountymt.gov](mailto:dsims@cascadecountymt.gov)> wrote:

That works! I did talk with Rick Shutz when he stopped by this morning and he said those sites could all probably get approaches. He wanted to drive to the locations, but our ball is slowly starting to roll.

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## **Don Sims**

Cascade County Planner

121 4<sup>th</sup> St N, S 2 H/I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

**Sims, Donald**

---

**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Friday, May 20, 2016 1:58 PM  
**To:** Sims, Donald  
**Subject:** Site plan  
**Attachments:** Fox Solar\_Zoning Site Plan\_5-19-16.pdf

Don

Updated site plan for Fox with the inclusion of storm water, erosion, and sediment measures.

Thanks

Amy

Thank You!

Amy Berg Pickett

541-598-6868

bergpickett@ccrenew.com



**Sims, Donald**

---

**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Friday, May 20, 2016 1:57 PM  
**To:** Sims, Donald  
**Subject:** Fox memo  
**Attachments:** Fox\_Sediment and Erosion Control Memo\_5-19-16.docx

Don  
Memo that will be included in the application for fox.

Sediment, storm water and erosion control

Thank you  
Amy

Thank You!  
Amy Berg Pickett  
541-598-6868  
bergpickett@ccrenew.com

**Sims, Donald**

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**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Friday, May 20, 2016 1:55 PM  
**To:** Sims, Donald  
**Subject:** Memo for application  
**Attachments:** Portage\_Sediment and Erosion Control Memo\_5-19-16.docx

Please review memo we provide these with many applications to address concerns of storm water, sediment and erosion control.

Thank You!  
Amy Berg Pickett  
541-598-6868  
bergpickett@ccrenew.com

## Stormwater Erosion and Sediment Control

### Soil Compaction Mitigation Measures

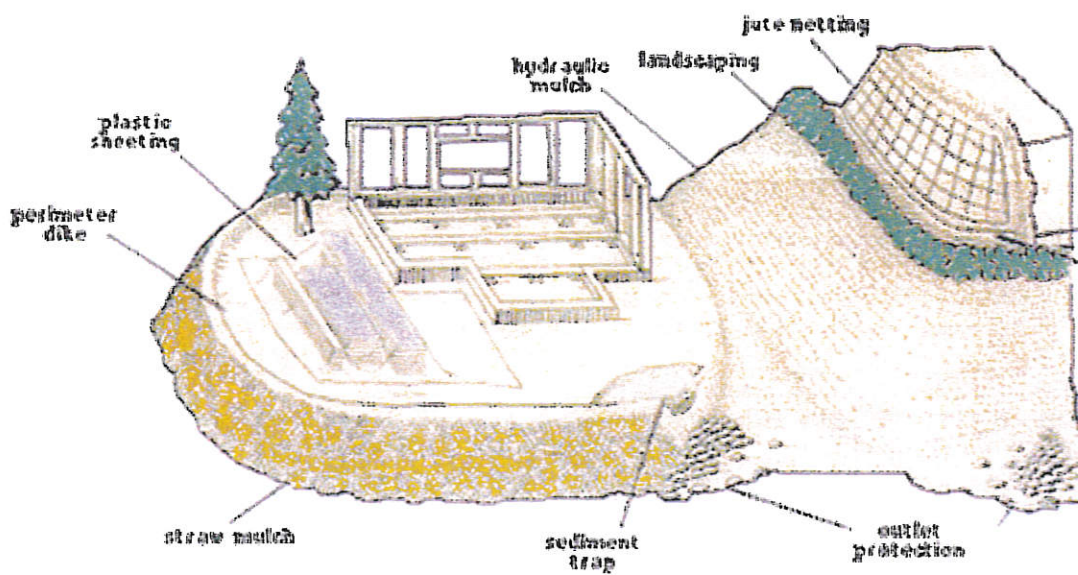
#### Introduction

Cypress Creek Renewables, LLC (CCR) is developing the Portage Solar, LLC (Portage) Solar Farm located approximately two miles South of Great Falls Town Center off 13<sup>th</sup> st S. CCR is required to mitigate point source discharges of water-borne pollutants from non-point sources by the standards set forth by the State of Montana Department of Environmental Quality. See Figure 1 for examples of potential mitigation methods.

Soil compaction on and around the project site will be minimized during construction. Compacted soils lose innate water-carrying and holding capacity, which in turn contributes towards higher run-off volumes, pollutant concentration, and delayed recovery of natural vegetation post-construction.

The following memo summarizes measures that will be employed so as to address site specific conditions present on and around the Portage project site such that soil compaction is minimized and water discharges do not contain pollutants or characteristics in levels that would cause receiving water bodies to fail to meet water quality standards.

Figure 1. Some of the erosion and sediment control methods that are employed on active project sites.



### **Site-specific stormwater erosion and sediment control strategies during construction**

The Portage Solar Farm is located in a relatively flat open field with a history of agrarian activity. The project site will require little to no grading and as such is not expected to generate large areas of disturbed and exposed soils.

The project will employ the following measures, where required, as deemed appropriate by erosion and sediment control standards and as recommend by an independent Montana Licensed Civil Engineer:

#### **1. General strategy**

- a. Minimization of disturbed vegetation and soils to only roads and cable trenching which will likely run under the shoulder of the roads.
- b. Stabilization of disturbed soils to prevent erosion from occurring.

#### **2. Sediment basin(s). See Figure 2.**

- a. Silt fence, gravel, and hay bale/coil logs at sediment basin outlet
- b. Sediment basin outlet located at natural low point
- c. Erosion protection at sediment basin outlets

#### **3. Drainage features (ditches, roads, open trenches, etc).**

- a. In areas where there are ditches, hail bail and coil logs will be spaced at intervals so as to divert water around disturbed/exposed soils, slow water down, and capture sediment.
- b. Silt fences and Jute Netting on open ditch edges.

#### **4. Laydown Areas**

- a. Erosion control measures over exposed raw materials and soils in laydown areas.
- b. Isolate traffic to a stabilized area.

### **Soil Compaction Minimization during construction**

Project construction requires the use of a combination of mechanical equipment and manual labor. Mechanical equipment, such as material delivery trucks and diggers, will be restricted to roads. Construction of the solar array occurs in roughly the following order, with potential areas of compacted soil marked in blue:

#### **1. Site preparation**

- a. Construction of roads – May result in soil compaction
- b. Clearing of obstructive vegetation (large trees)
- c. Laydown and staging areas

#### **2. Solar array construction**

- a. Driving foundations. See Figure 3.
- b. Installing solar panel racking
- c. Installing solar panels
- d. Digging electrical trenches - May result in soil compaction
- e. Installation of electrical wiring

- f. Placement of inverter/transformer pads

### **3. Post Construction**

- a. Removal of equipment and excess materials
- b. Re-vegetation using a natural seed mix. See Figure 5.
- c. Operations and Maintenance (vegetation management and module washing)

### **Cypress Creek – Statement of Qualifications**

The Soil Erosion and Compaction Plans were prepared by Cypress Creek Renewables. The plans were prepared using common principles defined in State Department of Environmental Quality Construction Stormwater Erosion and Sediment Control Manuals (Division, 2013) such as the one listed for Oregon below.

Cypress Creek will use a local Engineering company, with adequate qualifications as the principal engineer for the project.

Cypress Creek Renewables will be serving as developer of the Project. Cypress Creek Renewables is a solar energy development company that specialize in small utility scale solar power plants that range in size from 2-20 MW. Cypress Creek currently owns and operates 200 MWs of solar power projects and has over 100 MWs currently under construction along with over 1000 MW in various stages of development in various markets across the country.

The engineering department of Cypress Creek consists of 15 full time professionals including two professional Engineers. Keith Billy is Cypress Creek's Senior Civil Engineer who is a licensed professional engineer in three states. Keith has over 10 years of experience in the public and private sectors preparing and reviewing site, utility, storm water management, and erosion and sediment control plans.

### **References**

Division, O.D.-W (2013, January). Construction Stormwater Erosion and Sediment Control Manual. Retrieved from

<http://www.deq.state.or.us/wq/wqpermit/dpcs/general/npdes1200c/ErosionSedimentControl.pdf>



Figure 2. Sediment basin..



Figure 3. Driving Foundations without compacting soils.





*Figure 4. Compacted soil contained within road footprint*



*Figure 5. Vegetation recovery within array interior, two months post-construction.*



Beginning at the 1/4 corner common to Sections 22 and 27, marked by a 1 1/2" pipe set 2' below the surface of Flood road, 1' 20"N, 3'E, M.P.M.; thence along the north line of Section 27, N 89°09'36" E, a distance of 1,334.98 ft.; thence S 0°00'44" W, a distance of 3,980.38 ft.; thence S 89°23'48" W, a distance of 1,338.37 ft.; to north-south mid-section line of Section 27; thence along said mid-section line N 00°37'50" E, a distance of 1,326.38 ft.; to the center of Section 27; thence along the east-west mid-section line S 89°09'36" W, a distance of 22.14 ft.; to the easterly right-of-way line of the Burlington Northern Railroad; thence along the easterly right-of-way line of the Burlington Northern Railroad on a 1,054.93 ft. radius curve to the left, an arc distance of 280.41 ft.; thence continuing along the easterly right-of-way line of the Burlington Northern Railroad on a 1,054.93 ft. radius curve to the left, an arc distance of 280.41 ft.; thence continuing along the easterly right-of-way line of the Burlington Northern Railroad N 24°39'00" W, a distance of 696.97 ft.; thence continuing along the easterly right-of-way line of the Burlington Northern Railroad on a 1,809.86 ft. radius curve to the right, an arc distance of 1,388.29 ft.; thence continuing along the easterly right-of-way line of the B.N.R.R. N 19°19'00" E, a distance of 433.96 ft.; to the northerly line of Section 27; thence along the northerly line of Section 27, N 89°09'15" E, a distance of 317.15 ft.; to the true point of beginning and containing inclusive of county roads 145, 161, 61 acres.

I, William F. Underwood, a registered professional engineer and land surveyor in the State of Montana, Registration No. 16542S, do hereby certify that between July 1 and November 1, 1973, I supervised the survey of Ranchos Grande Vista, that iron pins and iron pipe monuments were set as shown on the accompanying drawings, and that to the best of my knowledge said drawings are true representations of the survey.

*William F Underwood*  
William F. Underwood  
Mont. Reg. No. 1654ES

On this 20 day of December, 1973, before me,  
a Notary Public for the State of Montana, personally appeared William F. Underwood  
known to me to be the person whose name is subscribed to the foregoing Certificate  
of Surveyor and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Montana  
Residing at 501 1/2 E. 10th  
My Commission Expires 5-1-12

SHEET 2 of 5

Part 14 A-2252



## OVERVIEW

Solar photovoltaic technology is neither new nor experimental. Although the industry has made gradual improvements in the technology over the decades, the materials and technology we use today have changed little in the last 50 years.

"Photovoltaic" is nothing but the technical term for converting the sun's light into useable electric current, commonly abbreviated as "PV."

Solar facilities, often referred to as "solar farms," create a method for passively capturing naturally occurring sunlight and converting it to clean, renewable energy on a scale large enough to supply electricity for homes, businesses, schools and other parts of our daily lives. Each solar farm is a collection of thousands of solar panels placed to capture maximum amounts of sunlight during the day. The panels are linked to "inverters" and "transformers" that convert the sunlight to useable electricity that is transferred to the existing electrical grid.

## EQUIPMENT AND CONSTRUCTION

Solar facilities are not complicated, and they include the following basic equipment:

- Solar PV Panels
- Inverters
- Transformers
- Wires and conductor cables
- Structural racking system for PV modules
- Perimeter Fencing

Most sites need no grading, and an entire facility can often be installed with minimal disturbance of the soil. Structural frames (called "racks") are driven into the ground with steel beams called piles, on which PV panels are mounted. The inverters and transformers are mounted on top of concrete pads where they receive the power produced by the solar panels.

Once complete, sunlight striking the solar panels is converted into low-voltage DC electricity. This low-voltage DC electricity is fed into the inverters where it is converted into low-voltage AC electricity, which is then fed into the transformers where the electricity is converted into medium-voltage AC electricity. The medium-voltage electricity is connected to the grid through underground cables.

## NO TOXICITY

The solar PV panels are composed of non-toxic materials, do not erode, and do not have any emissions. Cypress Creek Renewables uses two primary solar PV panel technologies: Crystalline Silicon (C-Si) and Copper-Indium-Selenium (CIS). The solar PV panel is an inert crystal composed of non-toxic materials similar

to a glass plane. The sealed PV panels do not leach metals into the environment and are recycled at the end of their lifecycle.

C-Si modules are produced by sourcing extremely high quality, pure silicon or quartz. The silicon is heated until it melts, after which a crystal is grown from a source ingot. The silicon crystal is sliced into thin wafers and mounted onto a durable backing material, after which the panel is encapsulated by glass and an aluminum frame.

CIS modules work identically to C-Si modules, but use trace elements of different photovoltaic material. The factory heats copper, indium, and selenium and seals them between two sheets of glass and an aluminum frame, eliminating any possibility of leaching into the environment.

Source: Electric Power Research Institute and California Energy Commission. (2003). *Potential health and environmental impacts associated with the manufacture and use of photovoltaic cells*. Sacramento, CA.

### AUDIBILITY

Once constructed, the only sound producing component is a cooling fan in the inverter that only operates when the inverter warms up during power production in the middle of the day. The sound created by the inverter during peak power production is typically in the low-range of 65 decibels at a distance of 30 feet, the equivalent of the sound created during normal conversation. At 500 feet from the inverter, sound levels drop to near-inaudible 40 decibels, which cannot be heard over ambient noise in even the quietest rural areas. No sound is produced at night.

The rest of the facility's equipment does not produce significant sound.

Source: Massachusetts Clean Energy Center. (2012). *Study of acoustic and EMF levels from solar photovoltaic projects*. Boston, MA.

### GLARE

Solar panels are designed to *absorb* light from the visible spectrum, not to reflect it, although some upward reflection does occur. To assist light absorption, each PV panel is treated with an anti-reflective coating. Naturally occurring ponds and streams, snow, and even certain kinds of soil and vegetation are reflective. The sunlight that is reflected away from solar panels produces the same amount of glare as a flat pond or lake.

Additionally, the solar panels are mounted at an angle that allows for the most light to be absorbed throughout the year, which results in the panels facing the sky at shallow angles (typically less than 25 degrees). As a result, what little light is reflected is not visible to ground-level observers.

All solar farms are required to be approved by the FAA as potential glare hazards for aviators. To date, no PV array has been deemed a glare hazard as is represented by the large numbers of PV power plants built next to highways and around airports.



Source: Riley, E. & Olson, S. (2011). *A study of the hazardous glare potential to aviators from utility-scale flat-plate photovoltaic systems*. ISRN Renewable Energy, 2011. <http://dx.doi.org/10.5402/2011/651857>

## ELECTRO-MAGNETIC FIELDS (EMF)

The International Commission on Non-Ionizing Radiation Protection has established 833 milli-Gauss (mG) as the limit for prolonged exposure to electro-magnetic fields. The inverter is the strongest source of magnetic fields in the solar facility with levels varying from 150-500 mG at a distance of one to two feet. As an unmanned facility, prolonged exposure is never an issue. At 150 feet, the inverter's magnetic field levels drop below 0.5 mG or less, often falling to the background level of earth's magnetic field of 0.2 mG.

No other solar PV component emits EMFs that are measureable above the earth's magnetic field. There are no EMFs emitted at night.

Source: Massachusetts Clean Energy Center. (2012). *Study of acoustic and EMF levels from solar photovoltaic projects*. Boston, MA.

## SOIL PROTECTION

Minimal ground disturbance only occurs during the short (6 to 12 week) construction period. Heavy equipment and traffic is restricted to perimeter roads, which comprise less than 3% of the site area during construction. To further protect against erosion, most roads on the site are re-seeded with vegetation after construction unless otherwise required by the soil conditions or indicated by the jurisdiction.

A detailed erosion and sedimentation control plan is developed for every project so that water-borne runoff is prevented from entering the surrounding environment. Control measures typically include straw bales, hay coil logs, run-off channels, silt fencing, and sediment basins. Once constructed, natural vegetative growth is encouraged within the facility to prevent erosion, and the areas where panels are located are not considered impervious.

## DUST AND WEED CONTROL

During construction, dust levels are kept to a minimum by limiting heavy equipment and traffic to designated perimeter roads and points of site entry. During dry seasons, roads are regularly kept wet to reduce dust. Wet seasons naturally keep dust levels down.

To minimize the encroachment of weeds following construction, CCR employs local arborists to prepare a blend of native grass and shrub seeds for planting across the site. The grounds are watered as needed, and weeds are removed during regular maintenance activities.

Source: National Renewable Energy Laboratory. (2013). *Overview of opportunities for co-location of solar energy technologies and vegetation* (Report No. DE-AC36-08GO28308). Golden, CO.

## WILDLIFE PROTECTION

Wildlife is protected by using perimeter fencing and barbed wire to prevent access for large mammals, such as deer. Large animals are kept out of the site because they can interfere with equipment, damage wiring, or injure themselves. In cases when barbed wire is not used, perimeter fence height is increased.

Smaller animals, such as squirrels and birds, are allowed to pass throughout the facility following construction. The environment in the solar facility is often conducive to a wildlife habitat for its natural vegetation as well as providing a significant amount of shade and being relatively undisturbed. Wildlife access to electrical equipment is prevented with conduit protection for wires and sealing all equipment entry points with foam sealant.

Source: Turney, D. & Fthenakis, V. (2011). *Environmental impacts from the installation and operation of large-scale solar power plants*. Renewable and Sustainable Energy Review, 15, 3261-3270.

## DECOMMISSIONING

Decommissioning and dismantling of the solar PV power plant is not expected to occur until over thirty years after the facility is constructed. The system's equipment, including wires, conductors, and racking, has significant salvage value since it is comprised of useful metals such as copper, aluminum and steel. The PV panels are valuable for their semiconductor materials and rare metals such as silver. The salvage value meets or exceeds the cost of decommissioning. At the end of the facilities' lifetime, a solar reclamation firm will collect the modules for recycling, the inverters for refurbishing, and the hardware for salvage. The land is then reseeded with a local seed mix and can be used for agriculture or other uses.

Source: McGavran Engineering, P.C. (2014) *Solexus development corporation decommissioning proposal*. Charlotte, NC.

## MAINTENANCE

Once constructed, solar farms require very little maintenance. As such, there is no need to build travel infrastructure to accommodate traffic. Electrical engineers will service the inverters and transformers on average once per month. Solar PV panels have a very low failure rate (approximately 1 in 10,000 per year), and are easily replaced from inventory stores.

In regions of the United States that are typically dry, such as the Southwest, the panels are cleaned with large cloth dusters approximately once every month. In wetter climates, natural rainfall keeps the panels clean.

Grass is kept under control by mowing and weeds may be spot sprayed if necessary. In some regions, sheep grazing within the facility is used to control vegetation.

Source: National Rural Electric Cooperative Association. (2015). *Cooperative utility PV manual*.

## SAFETY

Solar facilities do not generate more than, on average, one to three vehicle visits per quarter, making them insignificant traffic generators that do not create safety issues for the surrounding road networks. By contrast, the national average for single family homes is 9.5 vehicle trips per day.

Additionally, solar PV power plants are constructed according to all required building and electrical codes and safety measures. Site plans are approved by local authorities, and regularly visited throughout construction as required by local ordinance or state building code. Interconnection agreements are carried out as specified by the local utility. Energized system components, such as inverters, are commissioned by the manufacturers' technicians. Solar facilities employ required lock-out measures and safety warnings. A perimeter security fence prevents trespassing and vandalism.

The regular vegetation control methods prevent buildup of debris that could otherwise pose risk of fire material. As such, solar PV facilities pose no increased risk of fires to the surrounding areas.

**Sources:**

Jeff Court. (2014). *Photovoltaic solar safety management for utilities*. Incident Prevention Magazine, November 2014.

National Fire Prevention Agency. (2015). *National electric code* (pp. 690.1-91, 370.1-120, 376.1-120, 408.1-58, 450.1-48, 480, 490.1-74, 705.1-135, 728, 750). Quincy, MA: National Fire Prevention Agency.





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---

**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Friday, May 20, 2016 1:51 PM  
**To:** Sims, Donald  
**Subject:** Re: Check In

Also

You have the application for Black Eagle and waiting on new site plan.

I can resend application?

Sent from my iPhone

On May 20, 2016, at 12:45 PM, Sims, Donald <[dsims@cascadecountymt.gov](mailto:dsims@cascadecountymt.gov)> wrote:

Amy,

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Phone: 406-454-6905

## Sims, Donald

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**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Wednesday, May 18, 2016 3:46 PM  
**To:** Sims, Donald  
**Subject:** Re: UUP app

Thanks! I appreciate it

Sent from my iPhone

> On May 18, 2016, at 3:23 PM, Sims, Donald <dsims@cascadecountymt.gov> wrote:

>

>

>

> -----Original Message-----

> From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]

> Sent: Wednesday, May 18, 2016 3:22 PM

> To: Sims, Donald <dsims@cascadecountymt.gov>

> Subject: UUP app

>

> Don

> It was so great to meet you, Alex and Nadine.

>

> Hey do you have the UUP without the fill able text options? I must be technology challenged because I can not get it to work for me.

>

> Thanks

> Amy

>

> Sent from my iPhone

> <Unclassified Use Permit Application - UPDATED APRIL 2016\_FINAL.pdf>

> <Unclassified Use Permit Application - UPDATED APRIL 2016\_FINAL.docx>

**Sims, Donald**

---

**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Tuesday, May 17, 2016 1:25 PM  
**To:** Sims, Donald  
**Cc:** Conell, Susan  
**Subject:** Re: Amy - On the Road

Don

Thanks! It will take be more than 2 hours to get there. I wish I could get there before Susan has to take off for the day.

Excuse the late notice I have many meetings.

See you today!

I am looking forward to it.

Get [Outlook for iOS](#)

On Tue, May 17, 2016 at 12:09 PM -0700, "Sims, Donald" <[dsims@cascadecountymt.gov](mailto:dsims@cascadecountymt.gov)> wrote:

Amy,

I will be in the office till 5pm today... Susan will be out at about 3:30ish. If you could actually get to the office by 2:30 it would be most ideal.

Let me know if you need any information about parking or other questions! Don

## **Don Sims**

Cascade County Planner  
121 4<sup>th</sup> St N, S 2 H/I  
Great Falls, MT 59401  
Phone: 406-454-6905  
Fax: 406-454-6919

## **Sims, Donald**

---

**From:** Sims, Donald  
**Sent:** Friday, May 13, 2016 4:19 PM  
**To:** Amy Berg Pickett (bergpickett@ccrenew.com)  
**Subject:** COS 427  
**Attachments:** CS-0427 2.TIF; CS-0427 3.TIF; CS-0427 4.TIF

Amy, The question in Montana land use planning is always: how was the parcel originally created? In the case of Mr. Pierce's property, it was created by COS 427 (part 2). Please look at Tracts 23-26.

## **Don Sims**

Cascade County Planner  
121 4<sup>th</sup> St N, S 2 H/I  
Great Falls, MT 59401  
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**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Friday, May 13, 2016 3:43 PM  
**To:** Sims, Donald  
**Subject:** Re: Fox Solar  
**Attachments:** CCR Zoning Technical Memorandum Final\_05-13-16.pdf

### Technical documentation

---

**From:** Sims, Donald <dsims@cascadecountymt.gov>  
**Sent:** Friday, May 13, 2016 1:53:33 PM  
**To:** Amy Berg Pickett  
**Subject:** RE: Fox Solar

Amy, Is it ok to call you at some point today?

---

**From:** Amy Berg Pickett [mailto:bergpickett@ccrenew.com]  
**Sent:** Thursday, May 12, 2016 1:30 PM  
**To:** Sims, Donald <dsims@cascadecountymt.gov>  
**Subject:** RE: Fox Solar

Great information and questions thanks.

The panel representation the grids are just for general information. The panels will be in rows with 10 feet in between each row for access. The exact design for construction will be on the final site plans for the building department.

The turnaround will be designed to meet the County Road Standards.

Would you like us to call out the diameter of the turnaround or the radius.

**Can you point me to the standards?**

I called Rick Shutz about 4 times regarding Black Eagle with no return call. Is there a better way to approach him?

Are you comfortable with us doing community outreach it would be outside of your hosting or responsibility. We find it beneficial to all parties if we are proactive with outreach.

**Amy Berg Pickett**  
NW Zoning Manager | Outreach  
Cypress Creek Renewables  
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701  
(c) 541-598-6868 | [bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)



**From:** Sims, Donald [mailto:[dsims@cascadecountymt.gov](mailto:dsims@cascadecountymt.gov)]  
**Sent:** Thursday, May 12, 2016 11:02 AM  
**To:** Amy Berg Pickett <[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)>  
**Subject:** RE: Fox Solar

Amy, I would just like to reiterate that having more information is important. I was looking at the pdf you had attached with the other planners, and they asked what the grids/rectangles represent? Are they all supposed to be solar panels? Will this project use all of the Pierce's property? The Pierce's do own more than one tract of land, so it would be nice to clearly see where the solar panels will be. Is that new cul-de-sac going to be designed to County road standards? As I think I have told you previously, a new approach on a County Road would require a Road Approach permit from the Cascade County Road and Bridge Division (Rick Shutz, 406-454-6913). Please give more details. If this is all we see next week when you submit the application, it would be tough to call it a complete application.

Regarding reaching out to the public – we can give you addresses for all property owners (that information is available at Montana Cadastral, <http://svc.mt.gov/msl/mtcadastral/>), but we are not comfortable hosting a forum with Cypress Creek beforehand.

Well, keep in touch, I am still looking forward to seeing a complete application.

Don

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**From:** Amy Berg Pickett [mailto:[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)]  
**Sent:** Thursday, May 12, 2016 10:09 AM  
**To:** Sims, Donald <[dsims@cascadecountymt.gov](mailto:dsims@cascadecountymt.gov)>  
**Cc:** Andrew Sundling <[sundling@ccrenew.com](mailto:sundling@ccrenew.com)>  
**Subject:** Fox Solar

Don

Good Morning.

Could you call me today or tomorrow when you have a free moment.

I want to touch base on the two applications we are prepping for you.

Fox Solar, LLC  
Portage Solar, LLC

Please can you review this site plan and see if you can red flag anything? Or does it meet the requirements according to a quick scan?

**Amy Berg Pickett**  
NW Zoning Manager | Outreach  
Cypress Creek Renewables  
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701  
(c) 541-598-6868 | [bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)



**Sims, Donald**

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**From:** Sims, Donald  
**Sent:** Tuesday, May 03, 2016 3:09 PM  
**To:** Amy Berg Pickett; Andrew Sundling  
**Cc:** Garrett Hollingsworth; Conell, Susan  
**Subject:** RE: Zoning Application (UUP)

\$450

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**From:** Amy Berg Pickett [mailto:bergpickett@ccrenew.com]  
**Sent:** Tuesday, May 03, 2016 2:51 PM  
**To:** Sims, Donald <dsims@cascadecountymt.gov>; Andrew Sundling <sundling@ccrenew.com>  
**Cc:** Garrett Hollingsworth <hollingsworth@ccrenew.com>; Conell, Susan <sconell@cascadecountymt.gov>  
**Subject:** RE: Zoning Application (UUP)

Don

Thank you!

What is the fee for this application?

**Amy Berg Pickett**  
NW Zoning Manager | Outreach  
Cypress Creek Renewables  
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701  
(c) 541-598-6868 | [bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)



**CYPRESS CREEK**  
RENEWABLES

---

**From:** Sims, Donald [mailto:dsims@cascadecountymt.gov]  
**Sent:** Tuesday, May 03, 2016 1:33 PM  
**To:** Andrew Sundling <sundling@ccrenew.com>  
**Cc:** Amy Berg Pickett <bergpickett@ccrenew.com>; Garrett Hollingsworth <hollingsworth@ccrenew.com>; Conell, Susan <sconell@cascadecountymt.gov>  
**Subject:** RE: Zoning Application (UUP)

Andrew,

We have approved the Unclassified Use Permit applications. I have converted it into a fillable pdf.

Please fill it out return the completed application and return it to us by the middle of May.

Let me know when/if you have any additional questions, Don



**From:** Andrew Sundling [mailto:[sundling@ccrenew.com](mailto:sundling@ccrenew.com)]  
**Sent:** Tuesday, May 03, 2016 2:05 PM  
**To:** Sims, Donald <[dsims@cascaedcountymt.gov](mailto:dsims@cascaedcountymt.gov)>  
**Cc:** Amy Berg Pickett <[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)>; Garrett Hollingsworth <[hollingsworth@ccrenew.com](mailto:hollingsworth@ccrenew.com)>; Conell, Susan <[sconell@cascaedcountymt.gov](mailto:sconell@cascaedcountymt.gov)>  
**Subject:** RE: Zoning Application (UUP)

Hi Don,

Excellent and thank you for the update! Sounds good. Any idea on approval timing from the Director?

Have a great week. Will keep in touch.

---

**From:** Sims, Donald [mailto:[dsims@cascaedcountymt.gov](mailto:dsims@cascaedcountymt.gov)]  
**Sent:** Tuesday, May 03, 2016 9:10 AM  
**To:** Andrew Sundling <[sundling@ccrenew.com](mailto:sundling@ccrenew.com)>  
**Cc:** Amy Berg Pickett <[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)>; Garrett Hollingsworth <[hollingsworth@ccrenew.com](mailto:hollingsworth@ccrenew.com)>; Conell, Susan <[sconell@cascaedcountymt.gov](mailto:sconell@cascaedcountymt.gov)>  
**Subject:** RE: Zoning Application (UUP)

Hello Andrew,

We have completed a preliminary draft of the UUP application, as soon as we have final approval from the Cascade County Public Works Director, I will let you know.

I will send it as soon as I can, Keep in touch! Don

---

**From:** Andrew Sundling [mailto:[sundling@ccrenew.com](mailto:sundling@ccrenew.com)]  
**Sent:** Monday, May 02, 2016 3:00 PM  
**To:** Sims, Donald <[dsims@cascaedcountymt.gov](mailto:dsims@cascaedcountymt.gov)>  
**Cc:** Amy Berg Pickett <[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)>; Garrett Hollingsworth <[hollingsworth@ccrenew.com](mailto:hollingsworth@ccrenew.com)>  
**Subject:** Zoning Application (UUP)

Hi Donald,

Hope you're doing well. Just following up from our last call regarding the UUP Application? How are we doing? Do you think we'll be ready to submit by the end of this week?

Thanks!

Kind Regards,

**Andrew Sundling**  
Project Manager | Development & Acquisitions  
Cypress Creek Renewables  
445 Bush Street, 8<sup>th</sup> Floor | San Francisco, California 94108  
(c) 650-826-9463 | [sundling@ccrenew.com](mailto:sundling@ccrenew.com)





## **Sims, Donald**

---

**From:** Sims, Donald  
**Sent:** Thursday, December 17, 2015 9:08 AM  
**To:** Amy Berg Pickett (bergpickett@ccrenew.com)  
**Subject:** Solar Project in Cascade County (Parcel # 2700500, Geocode # 02-3139-29-1-01-09-0000 or Parcel # 2700300, Geocode # 02-3139-29-1-01-31-0000)  
**Attachments:** LC Permit Application - UPDATED JUNE 2015.docx

This is an email regarding the potential solar electric project located at the above cited property in Cascade County, MT. Somehow I have not explained myself clearly regarding a requirement of surveying the property in question. To be clear: generally we would not require a survey to be completed for this solar plant project idea. If you intend to create a new parcel and purchase some of the property it would likely become a subdivision, which involves a survey and subdivision application, however, it is possible for the project to go ahead with a simple zoning compliance permit application (location conformance permit application) with the signature of the property owner. Please give me the benefit of having a complete application package with a specific location and site plan before I can totally evaluate this project.

Thanks so much, Don

## **Don Sims**

Cascade County Planner  
121 4<sup>th</sup> St N, S 2 H/I  
Great Falls, MT 59401  
Phone: 406-454-6905  
Fax: 406-454-6919

## **Sims, Donald**

---

**From:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Sent:** Tuesday, November 24, 2015 2:41 PM  
**To:** Sims, Donald  
**Subject:** RE: Solar farms - Cascade County  
**Attachments:** Green Meadow\_Zoning Site Plan\_11-23-15.pdf; SALEM SOLAR FARMS RENDERINGS 3 111715.pdf; Solar Frontier\_Panel Ecological Advantages\_11-19-15.pdf; Kirkland Solar Impact Study Nov 2015.pdf

Don

Thanks! Great about the storm water plan.

Attached is a preliminary site plan for a my site in Helena. There is not any zoning requirement for this site in Lewis & Clark County, yet we are holding a community meeting. This plan is for the neighbors to the project.

Attached appraisal report

Attached rendering for a site in Oregon

Attached panel safety one pager

The Montana projects interconnect into NorthWestern's Energy (NW E) Grid and provide renewable energy to the surrounding local area. The solar facilities comply with the National Electric Code and Fire safety. NW E purchases the power for 25 years, yet the solar farm will have a useful life of 30-40 years. At that time of expiration of useful life the equipment has a high salvage value and materials will be removed and recycled/salvaged. The land will be in the same or better condition at the time of removal of equipment.

Materials are galvanized poles and racking, and PV panels that are much like tempered glass. The panels are non-reflective as they are meant to absorb light and convert into electricity. The panels do not get hot nor does any of the equipment, except the inverter which has a cooling fan, and is set on top of a small concrete pad. There will be 2-3 inverters. All equipment is proven for utility scale solar and is safe. NW E is very involved in the process of which equipment that is utilized.

WE have complied with a 1 year process of NW E studying the interconnect ability of this site. We carefully screen site and also do a year of due diligence in addition to what NW E does.

### Key points

- the solar farm has no water requirements
- the solar farm doesn't use any chemicals of any kind
- maintenance of any vegetation will be done regularly
- there will not be any regular traffic, after construction there will be quarterly electrician checks, and vegetation maintenance
- the site will be monitored remotely
- the energy generated will be about enough to power 650 homes
- this is clean renewable energy that has no carbon emission, and no runoff or toxins of any kind
- the project is low impact and doesn't permanently disturb soils except for the maintenance road
- we take being a good neighbor seriously and can respond to concerns and comments
- all surfaces are pervious with the exception of two small concrete pads and a road
- we have studies indicating that solar sites do not have any significant impact on stormwater
- we have glare, noise, property values studies all indicating that solar farms are low impact

**From:** Sims, Donald [mailto:dsims@cascadecountymt.gov]  
**Sent:** Tuesday, November 24, 2015 1:09 PM  
**To:** Amy Berg Pickett <bergpickett@ccrenew.com>  
**Subject:** RE: Solar farms - Cascade County

Hello Amy

I wanted to make sure you had the appropriate permit. For the location off Black Eagle Road we would need you to fill out the Location Conformance Permit application (attached). Also, I spoke with my supervisor, and the storm water management plan may not be needed.

Please let me know a little more about this project. Thank you, happy Thanksgiving, Don

**From:** Amy Berg Pickett [mailto:bergpickett@ccrenew.com]  
**Sent:** Thursday, November 19, 2015 4:23 PM  
**To:** Sims, Donald  
**Subject:** Solar farms - Cascade County  
**Importance:** High

Don

Here is the email we have in our records regarding information gathered to this point.

The site will be a 3MW project which is usually about 40 acres. I have not studied all the details yet. However I will.

Thank you for your time!

I am the NW Zoning Manager-outreach

Amy Berg Pickett  
[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)  
541-598-6868  
2660 NE Hwy 20 Suite 610-#30  
Bend, Oregon 97701

**From:** Sims, Donald [mailto:dsims@cascadecountymt.gov]  
**Sent:** Tuesday, September 29, 2015 10:59 AM  
**To:** Dan Orzech <orzech@well.com>  
**Cc:** Bryanna Glod <glod@ccrenew.com>  
**Subject:** RE: Possible Spam: Solar farms - Cascade County

Dan & Bryanna:

For the site at Dick & Flood Road, you will need to pull a Special Use Permit Application for each separate property (see permit application, attached).

Were you tentatively thinking that would be the new lot, "Set aside" for the property on the Black Eagle Road? If so, it may be possible to complete a survey, as a boundary line adjustment, however, if you were thinking of splitting off a new parcel entirely, you would probably be looking at a subdivision. I have two additional questions concerning the Black Eagle site, that area in the eastern part of the old lot will join the larger lot? It looks like it is running the risk of being land locked with no access to Black Eagle Road. Is that other portion of your screen grab just a coulee or is it a creek?

Just in case you would like some possible surveyors or engineers in Cascade County, I am attaching a list we hand out in the office.

Thanks for the further details. Let me know if you need more information from me.

Don

## Don Sims

Cascade County Planner  
121 4<sup>th</sup> St N, S 2 H/I  
Great Falls, MT 59401  
Phone: 406-454-6905  
Fax: 406-454-6919

---

**From:** Dan Orzech [<mailto:orzech@well.com>]  
**Sent:** Monday, September 28, 2015 4:54 PM  
**To:** Sims, Donald  
**Cc:** Bryanna Glod  
**Subject:** Possible Spam: Solar farms - Cascade County

Hi Don,

Good to talk to you this afternoon. My contact information is below, and I'm also copying Bryanna Glod at Cypress Creek Renewables, who handles zoning and permitting for our solar farms.

Here's a map of the Flood Rd / Dick Rd. site, and one of the Black Eagle site.

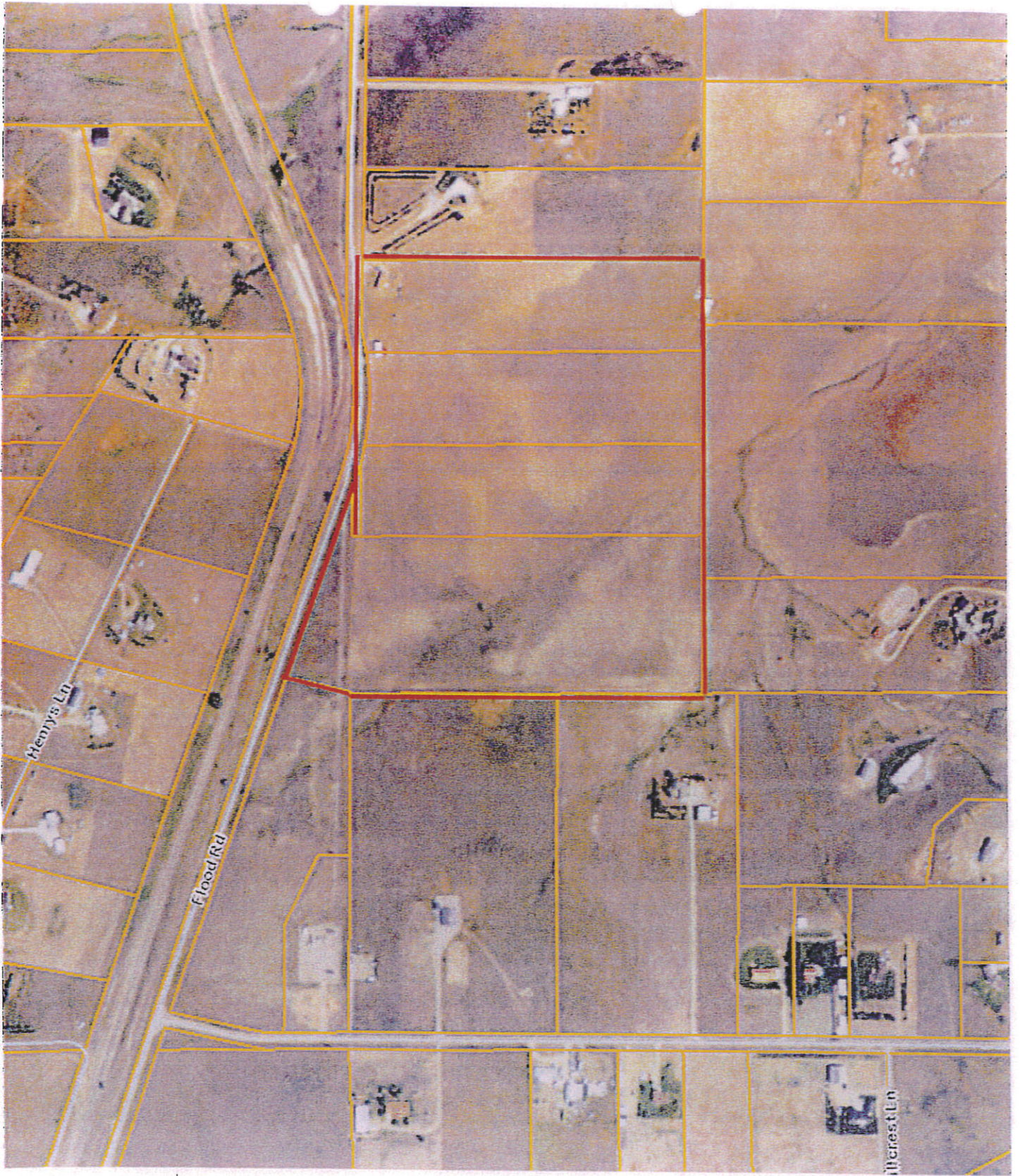
It looks like the Pierce property we're buying is actually in four tax lots, so we might not need to subdivide after all. We would like to confirm that there's no issues with the zoning, since we're next door to the substation it doesn't seem like there would be.

Regards,

Dan

Dan Orzech  
PowerUp Development  
Corvallis, OR  
for Cypress Creek Renewables  
(610) 650-7755 (c)  
(541) 230-1259 (o)  
[orzech@well.com](mailto:orzech@well.com)











## Sims, Donald

---

**From:** Sims, Donald  
**Sent:** Wednesday, November 25, 2015 2:15 PM  
**To:** Amy Berg Pickett  
**Cc:** Dan Orzech (orzech@well.com)  
**Subject:** RE: Solar farms - Cascade County

Amy & Dan,

If the second project site is on the corner of Dick & Flood Road, we would have some larger problems. That location is within a residential zoning district. Upon further review of the Cascade County Zoning Regulations, we could not use a SUP to permit a solar farm of this scale. If you could please submit a more specific site plan to us I would appreciate it.

Thanks, Don

---

**From:** Amy Berg Pickett [mailto:bergpickett@ccrenew.com]  
**Sent:** Tuesday, November 24, 2015 2:41 PM  
**To:** Sims, Donald  
**Subject:** RE: Solar farms - Cascade County

Don

Thanks! Great about the storm water plan.

Attached is a preliminary site plan for a my site in Helena. There is not any zoning requirement for this site in Lewis & Clark County, yet we are holding a community meeting. This plan is for the neighbors to the project.

Attached appraisal report

Attached rendering for a site in Oregon

Attached panel safety one pager

The Montana projects interconnect into NorthWestern's Energy (NW E) Grid and provide renewable energy to the surrounding local area. The solar facilities comply with the National Electric Code and Fire safety. NW E purchases the power for 25 years, yet the solar farm will have a useful life of 30-40 years. At that time of expiration of useful life the equipment has a high salvage value and materials will be removed and recycled/salvaged. The land will be in the same or better condition at the time of removal of equipment.

Materials are galvanized poles and racking, and PV panels that are much like tempered glass. The panels are non-reflective as they are meant to absorb light and convert into electricity. The panels do not get hot nor does any of the equipment, except the inverter which has a cooling fan, and is set on top of a small concrete pad. There will be 2-3 inverters. All equipment is proven for utility scale solar and is safe. NW E is very involved in the process of which equipment that is utilized.

WE have complied with a 1 year process of NW E studying the interconnect ability of this site. We carefully screen site and also do a year of due diligence in addition to what NW E does.

Key points

-the solar farm has no water requirements



- the solar farm doesn't use any chemicals of any kind
- maintenance of any vegetation will be done regularly
- there will not be any regular traffic after construction there will be quarterly electrician checks and vegetation maintenance
- the site will be monitored remotely
- the energy generated will be about enough to power 550 homes
- this is clean renewable energy that has no carbon emission, and no runoff or toxins of any kind
- the project is low impact and doesn't permanently disturb soils except for the maintenance road
- we take being a good neighbor seriously and can respond to concerns and comments
- all surfaces are pervious with the exception of two small concrete pads and a road
- we have studies indicating that solar sites do not have any significant impact on stormwater
- we have glare, noise, property values studies all indicating that solar farms are low impact

Attached is a rendering for a Bend site just to show you what it potentially will look like.

Let me know what else you would like to know.

---

**From:** Sims, Donald [<mailto:dsims@cascadecountymt.gov>]  
**Sent:** Tuesday, November 24, 2015 1:09 PM  
**To:** Amy Berg Pickett <[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)>  
**Subject:** RE: Solar farms - Cascade County

Hello Amy:

I wanted to make sure you had the appropriate permit. For the location off Black Eagle Road we would need you to fill out the Location Conformance Permit application (attached). Also, I spoke with my supervisor, and the storm water management plan may not be needed.

Please let me know a little more about this project. Thank you, happy Thanksgiving, Don

---

**From:** Amy Berg Pickett [<mailto:bergpickett@ccrenew.com>]  
**Sent:** Thursday, November 19, 2015 4:23 PM  
**To:** Sims, Donald  
**Subject:** Solar farms - Cascade County  
**Importance:** High

Don

Here is the email we have in our records regarding information gathered to this point.

The site will be a 3MW project which is usually about 40 acres. I have not studied all the details yet. However I will.

Thank you for your time!

I am the NW Zoning Manager-outreach

Amy Berg Pickett  
[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)  
 541-598-6868  
 2660 NE Hwy 20 Suite 610-#30  
 Bend, Oregon 97701

**From:** Sims, Donald [<mailto:donald@cascadecounty.net>]

**Sent:** Tuesday, September 29, 2015 10:59 AM

**To:** Dan Orzech <[orzech@well.com](mailto:orzech@well.com)>

**Cc:** Bryanna Glod <[glod@ccrenew.com](mailto:glod@ccrenew.com)>

**Subject:** RE: Possible Spam: Solar farms - Cascade County

Dan & Bryanna,

For the site at Dick & Flood Road, you will need to pull a Special Use Permit Application for each separate property (see permit application, attached)

Were you tentatively thinking that would be the new lot configuration for the property on the Black Eagle Road? If so, it may be possible to complete a survey as a boundary line adjustment, however, if you were thinking of splitting off a new parcel entirely, you would probably be looking at a subdivision. I have two additional questions concerning the Black Eagle site, that area in the eastern part of the old lot will join the larger lot? It looks like it is running the risk of being land locked with no access to Black Eagle Road. Is that other portion of your screen grab just a coulee or is it a creek?

Just in case you would like some possible surveyors or engineers in Cascade County, I am attaching a list we hand out in the office.

Thanks for the further details. Let me know if you need more information from me.

Don

**Don Sims**

Cascade County Planner

121 4<sup>th</sup> St N, S 2 H/I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

**From:** Dan Orzech [<mailto:orzech@well.com>]

**Sent:** Monday, September 28, 2015 4:54 PM

**To:** Sims, Donald

**Cc:** Bryanna Glod

**Subject:** Possible Spam: Solar farms - Cascade County

Hi Don,

Good to talk to you this afternoon. My contact information is below, and I'm also copying Bryanna Glod at Cypress Creek Renewables, who handles zoning and permitting for our solar farms.

Here's a map of the Flood Rd / Dick Rd. site, and one of the Black Eagle site.

It looks like the Pierce property we're buying is actually in four tax lots, so we might not need to subdivide after all. We would like to confirm that there's no issues with the zoning, since we're next door to the substation it doesn't seem like there would be.

Regards,

Dan

Dan Orzech  
PowerUp Development  
Corvallis, OR  
for Cypress Creek Renewables  
(610) 650-7735 (c)  
(541) 230-1259 (o)  
[orzech@well.com](mailto:orzech@well.com)

## **Sims, Donald**

---

**From:** Sims, Donald  
**Sent:** Tuesday, November 24, 2015 2:09 PM  
**To:** Amy Berg Pickett  
**Subject:** RE: Solar farms - Cascade County  
**Attachments:** LC Permit Application - UPDATED JUNE 2015.docx

Hello Amy:

I wanted to make sure you had the appropriate permit. For the location off Black Eagle Road we would need you to fill out the Location Conformance Permit application (attached). Also, I spoke with my supervisor, and the storm water management plan may not be needed.

Please let me know a little more about this project. Thank you, happy Thanksgiving, Don

---

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**Sent:** Thursday, November 19, 2015 4:23 PM  
**To:** Sims, Donald  
**Subject:** Solar farms - Cascade County  
**Importance:** High

Don

Here is the email we have in our records regarding information gathered to this point.

The site will be a 3MW project which is usually about 40 acres. I have not studied all the details yet. However I will.

Thank you for your time!

I am the NW Zoning Manager-outreach

Amy Berg Pickett  
[bergpickett@ccrenew.com](mailto:bergpickett@ccrenew.com)  
541-598-6868  
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---

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**Sent:** Tuesday, September 29, 2015 10:59 AM  
**To:** Dan Orzech <[orzech@well.com](mailto:orzech@well.com)>  
**Cc:** Bryanna Glod <[glod@ccrenew.com](mailto:glod@ccrenew.com)>  
**Subject:** RE: Possible Spam: Solar farms - Cascade County

Dan & Bryanna:



For the site at Dick Rd. / Flood Rd. we would like to see if it is possible to subdivide the property into two separate parcels. The portion of the property that is adjacent to the Flood Rd. would be the new lot configuration for the property, and the Black Eagle Road portion would be the new lot configuration for the property. If so, it may be possible to complete a survey as a boundary line adjustment, however, if you were thinking of splitting off a new parcel entirely, you would probably be looking at a subdivision. I have two additional questions concerning the Black Eagle site, that area in the eastern part of the old lot will join the larger lot? It looks like it is running the risk of being land locked with no access to Black Eagle Road. Is that other portion of your screen grab just a coulee or is it a creek?

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**Don Sims**

Cascade County Planner  
121 4<sup>th</sup> St N, S 2 H/I  
Great Falls, MT 59401  
Phone: 406-454-6905  
Fax: 406-454-6919

---

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**Sent:** Monday, September 28, 2015 4:54 PM  
**To:** Sims, Donald  
**Cc:** Bryanna Glod  
**Subject:** Possible Spam: Solar farms - Cascade County

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Regards,

Dan

Dan Orzech  
PowerUp Development  
Corvallis, OR  
for Cypress Creek Renewables  
(510) 650-7755 (c)  
(541) 230-1259 (o)  
[orzech@well.com](mailto:orzech@well.com)



1. Legal Public Notices schedule for publishing:

To publish on:

Place by:

|           |                    |
|-----------|--------------------|
| Sunday    | 10:30 am Wednesday |
| Monday    | 10:30 am Wednesday |
| Tuesday   | 10:30 am Thursday  |
| Wednesday | 10:30 am Friday    |
| Thursday  | 10:30 am Monday    |
| Friday    | 10:30 am Tuesday   |
| Saturday  | 10:30 am Wednesday |

Our account number is #003281 (Planning).

e-mails go to [tribelegals@greatfallsstribune.com](mailto:tribelegals@greatfallsstribune.com)